

**MINUTES  
HISTORIC AREAS BOARD OF REVIEW  
JUNE 10, 2014**

MEMBERS PRESENT:     Scott Wheatley  
                              Wayne Garrison  
                              Thano Schoppel  
                              Margaret Raso  
                              William Walther  
                              Joseph Chabot  
                              Larry Bucciarelli

ABSENT:                         None

ALSO PRESENT:             Deborah Arbolino,             Administrative Aide  
                                     Denise Sullivan,             Deputy Town Attorney  
                                     Ann Marie Ambrose,        Official Stenographer

Margaret Raso, Chairperson, called the meeting to order at 7:30 p.m. Hearings on this meeting's agenda, which are made a part of this meeting, were held as noted below:

<u>APPLICANTS</u>	<u>DECISION</u>	<u>HABR #</u>
MORRIE BROWN 80.06 / 1 / 25; R-80 zoning district.	POOL, PATIO, STACK WALLS, FENCE APPROVED AS PRESENTED CABANA, TRELLIS APPROVED WITH THE SPECIFIC CONDITION THAT APPLICANT OBTAIN ALL NECESSARY VARIANCES	HABR#14-06
MATTHEW BARANEK 80.06 / 1 / 9; R-40 zoning district.	POOL, PATIO AND FENCE APPROVED AS PRESENTED	HABR# 14-07
JOSEPH NAPOLI 77.11 / 1 / 14; R-15 zoning district.	POSTPONED	HABR#14-08

OTHER BUSINESS:

Amendment to HABR# 13-05 , 2 Kopak Lane for a change in the color of the ledgestone.  
78.13 / 1 / 3.1; R-40 zone  
Marc Comito and Mr. DeFelice appeared and requested a change form White Oak  
Ledgestone to Mohave Ledgestone, the Mohave Ledgestone is more tan than white.  
A computer generated picture was submitted for the file and a sample of the ledgestone  
was inspected by the board.  
Margaret Raso made a motion to APPROVE the change on color of the ledgestone,  
which motion was seconded by Larry Bucciarelli and carried unanimously.

TOWN CLERKS OFFICE  
2014 JUN 17 PM 1 05  
TOWN OF CHANGETOWN

THE DECISIONS RELATED TO THE ABOVE HEARINGS are inserted herein and made part of these minutes.

There being no further business to come before the Board, on motion duly made, seconded and carried, the meeting was adjourned at 8:45 P.M.

DATED: June 10, 2014

HISTORIC AREAS BOARD OF REVIEW

BY: 

Deborah Arbolino  
Administrative Aide

DISTRIBUTION:

APPLICANT  
TOWN ATTORNEY  
DEPUTY TOWN ATTORNEY  
BUILDING INSPECTOR (Individual Decisions)  
TOWN BOARD MEMBERS    SUPERVISOR

TOWN OF ORANGETOWN  
2014 JUN 17 PM 1 05  
TOWN CLERKS OFFICE

DECISION

**APPROVED AS PRESENTED WITH THE SPECIFIC CONDITION THAT THE APPLICANT RECEIVE THE NECESSARY VARIANCES FOR THE FUTURE CABANA**

TO: Ruth Aveta (Brown Pool)  
163 Beaverbrook Road  
Lincoln Park, New Jersey 07035

HABR # 14-06  
June 10, 2014

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#14-06: Application of Morrie Brown for review of an in-ground pool, patio, fence and future cabana (cabana will need to be reviewed by the Zoning Board of Appeals) at an existing single-family residence. The premises are located at 57 Ludlow Lane, in the Town of Orangetown, Hamlet of Palisades, New York. Chapter 12, Section 12-4(A), Historic Areas Board of Review.  
Tax Numbers: 80.06 / 1 / 25; R-80 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, June 10, 2014 at which time the Board made the following determination:

Morrie Brown, Ruth Aveta, Creative Master Pools, and William Pfaff appeared.

The following documents were presented:

1. Survey dated April 3, 2014 signed and sealed by Anthony R. Celentano, P.L.S.
2. Printed pictures of the proposed cabana from Gardensheds (3 pages).
3. Photo copies of the proposed lantern lighting, ceiling fan light and spot light.
4. A post card from Garde4nsheds showing several designs of sheds /cabanas.
5. Seventeen computer generated pictures of the proposed pool, patio, pool equipment, shed/cabana, fence, pergola.

Ruth Aveta, Creative Master Pools, stated that the yard has a terrace design with bluestone and stack walls 1' to 3' high; that the pool will be a gunite pool with cobalt suntone plaster with exposed aggregate plaster; that there will be low landscape lighting and low lights by the pool; that the proposed cabana is a pre-fab 14' x 16' building made by Garden Shed Inc., with an overhang and trellis; that it will match the shed that already exists on the property; that the roof will have cedar shakes and the siding will be light grey clapboard; that there will be a hanging light over the ping-pong table; that the pool equipment will be close to the property line that is shared with Columbia University; that Fesco Fence will be installing the Jerith Ovation & Encore series fence in black; and that they will follow fence option #1 if they are not permitted to install the fence on the neighbors property.

PUBLIC COMMENT:

No public comment.

TOWN CLERKS OFFICE  
2014 JUN 17 PM 1 06  
TOWN OF ORANGETOWN

**FINDINGS OF FACT:**

The Board, after personal observation of the property, hearing all the testimony and reviewing same, found as fact, that: The application as presented, would not adversely affect the Historic District and the surrounding area. The design and materials for the proposed pool, patio, stack walls, fence, cabana, and trellis are complimentary to the District.

1. The pool shall be gunite pool finish in cobalt sunstone plaster with exposed aggregate plaster.
2. The pool patio and the walkways shall be natural bluestone.
3. The terrace design shall have 1' to 3' stack stone walls.
4. The Pennsylvania fieldstone walls will be in the grey/brown range of colors.
5. The landscape lighting shall be low to the ground.
6. There will be one spot light and a light above the ping-pong table.
7. The proposed cabana shall get all necessary Zoning Board of Appeals variances before the start of any construction.
8. The cabana is manufactured by Garden Shed, Inc. and has an overhang and pergola.
9. The cabana shall have a natural cedar shake roof.
10. The cabana shall be sided in light grey clapboard.
11. The soffits and fascia of the cabana shall be white wood.
12. The cabana windows shall be white wood.
13. The trim on the cabana shall be white.
14. The door shall be a white wood French door.
15. The lighting fixture on the cabana shall be bronze lantern style wall fixture.
16. The fence shall be black Jerith Ornamental Fences Ovation & Encore Series.
17. The fence shall be on the owner's property.

**THIS APPROVAL/DECISION, AND ANY MODIFICATIONS OR CONDITIONS SET FORTH HEREIN, IS GRANTED BY THE HISTORICAL AREA BOARD OF REVIEW AND IS LIMITED TO THE SPECIFIC RELIEF REQUESTED AND SUBJECT TO THE CONDITIONS OR MODIFICATIONS, IF ANY, SET FORTH HEREIN.**

**\*\* PRE-1918 CONSTRUCTION: PLEASE BE ADVISED: IN THE HISTORIC AREA, ALL CONSTRUCTION REQUIRING A BUILDING PERMIT OR ANY EXTERIOR CHANGES (INCLUDING PAINT COLOR) TO BUILDINGS CONSTRUCTED PRIOR TO 1918, REQUIRES APPROVAL FROM THE HISTORIC AREAS BOARD OF REVIEW.**

**PRIOR APPROVAL OF THE HISTORICAL AREA BOARD OF REVIEW IS REQUIRED PRIOR TO ANY CHANGE OR MODIFICATION OF THE REQUIREMENTS AND/OR CONDITIONS SET FORTH IN THIS DECISION, INCLUDING, BUT NOT LIMITED TO:**

TOWN CLERKS OFFICE  
2014 JUN 17 PM 1 06  
TOWN OF ORANGE TOWN

Morrie Brown  
HABR# 14-06  
Page 3 of 3

- ROOFING SHINGLES (IF CHANGING COLOR)
- SIDING
- DECORATIVE SIDING
- SOFFITS & FASCIA
- GUTTERS AND LEADERS
- WINDOWS
- TRIM
- SHUTTERS
- DOORS
- LIGHTING
- LOCATION OF AIR CONDITIONING UNITS
- WALKWAYS, PATIOS
- POOLS, SPAS AND FENCES
- SIGNS
- ANY CHANGE IN THE ABOVE LIST INCLUDING COLOR, MATERIAL AND/OR MANUFACTURER

**IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT DEBBIE ARBOLINO, CLERK TO THE HISTORIC AREA BOARD OF REVIEW AT (845) 359-8410.**

DECISION: In view of the foregoing and the testimony before the Board, the application; Pool, Patio, Fence, Cabana, and Trellis is APPROVED.

The foregoing resolution was presented and moved by Margaret Raso, seconded by Thano Schoppell; and carried as follows: Margaret Raso, aye; Larry Bucciarelli, aye; Wayne Garrison, aye; William Walther, aye; Scott Wheatley, aye Thano Schoppel, aye; and Joseph Chabot, aye.

The Administrative Aide to the Board is hereby authorized, directed and empowered to sign this decision and file a certified copy thereof in the office of the Town Clerk.

Dated: June 10, 2014

HISTORIC AREAS BOARD OF REVIEW  
TOWN OF ORANGETOWN

BY: 

Deborah Arbolino, Administrative Aide

DISTRIBUTION:

APPLICANT  
TOWN BOARD MEMBERS  
HABR MEMBERS  
SUPERVISOR  
TOWN ATTORNEY  
DEPUTY TOWN ATTORNEY  
OBZPAE  
BUILDING INSPECTOR-B.vW.

TOWN CLERK  
HIGHWAY DEPARTMENT  
TOWN HISTORIAN  
DEPT. OF ENVIRONMENTAL  
ENGINEERING  
HABR, PB, FILE  
PB, ZBA, ACABOR CHAIRMAN

TOWN CLERKS OFFICE  
2014 JUN 17 PM 1 06  
TOWN OF ORANGETOWN

DECISION

APPROVED AS PRESENTED

TO: Michael Leone (Baranek pool)  
8 Chipman Road  
Palisades, New York 10964

HABR # 14-07  
June 10, 2014

FROM: HISTORIC AREAS BOARD OF REVIEW, TOWN OF ORANGETOWN

HABR#14-07: Application of Matthew Baranek for review of an in-ground pool and fence at an existing single-family residence. The premises are located at 8 Chipman Road, in the Town of Orangetown, Hamlet of Palisades, New York. Chapter 12, Section 12-4(A), Historic Areas Board of Review.

Tax Numbers: 80.06 / 1 / 9; R-40 zoning district.

Heard by the HISTORIC AREAS BOARD OF REVIEW at a meeting held on Tuesday, June 10, 2014 at which time the Board made the following determination:

Michael Leone, Prestige Pools, and Matthew Baranek appeared.

The following documents were presented:

1. Plot plan dated April 29, 2014 signed and sealed by Paul Gdanski, Gdanski Consultants Inc.

Michael Leone, Prestige Pools, stated that they are proposing to install a free form white gunite pool with interior pool lights; that they are also proposing a patio constructed of techno block champion grey pavers; that the coping on the pool will be champlain grey bullnose techno block; that they are proposing an attached spa with a brown natural Pennsylvania flagstone; and that the fence will be a Jerith black aluminum fence.

PUBLIC COMMENT:

No public comment.

TOWN OF ORANGETOWN  
2014 JUN 17 PM 1 06  
TOWN CLERKS OFFICE

**FINDINGS OF FACT:**

The Board, after personal observation of the property, hearing all the testimony and reviewing same, found as fact, that: The application as presented, would not adversely affect the Historic District and the surrounding area. The design and materials for the proposed pool, patio, and fence are complimentary to the District.

1. The pool shall be gunite pool finish in white.
2. The pool coping shall be champion grey bullnose techno block.
3. The pool patio shall be champion grey techno block pavers.
4. The pool shall have two interior lights.
5. The spa shall be attached gunite white.
6. There pool will have a water feature in brown with natural Pennsylvania flagstone.
7. The area around the pool equipment shall be landscaped.
8. The fence shall be black Jerith Ornamental Fences Ovation & Encore Series.

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**PRIOR APPROVAL OF THE HISTORICAL AREA BOARD OF REVIEW IS REQUIRED PRIOR TO ANY CHANGE OR MODIFICATION OF THE REQUIREMENTS AND/OR CONDITIONS SET FORTH IN THIS DECISION, INCLUDING, BUT NOT LIMITED TO:**

TOWN CLERKS OFFICE  
2019 JUN 17 PM 1 06  
TOWN OF ORANGETOWN

- ROOFING SHINGLES (IF CHANGING COLOR)
- SIDING
- DECORATIVE SIDING
- SOFFITS & FASCIA
- GUTTERS AND LEADERS
- WINDOWS
- TRIM
- SHUTTERS
- DOORS
- LIGHTING
- LOCATION OF AIR CONDITIONING UNITS
- WALKWAYS, PATIOS
- POOLS, SPAS AND FENCES
- SIGNS
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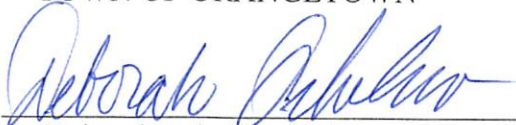
DECISION: In view of the foregoing and the testimony before the Board, the application; Pool, Patio, and Fence is APPROVED.

The foregoing resolution was presented and moved by Margaret Raso, seconded by Larry Bucciarelli ; and carried as follows: Margaret Raso, aye; Larry Bucciarelli, aye; Wayne Garrison, aye; William Walther, aye; Scott Wheatley, aye Thano Schoppel, aye; and Joseph Chabot, aye.

The Administrative Aide to the Board is hereby authorized, directed and empowered to sign this decision and file a certified copy thereof in the office of the Town Clerk.

Dated: June 10, 2014

HISTORIC AREAS BOARD OF REVIEW  
TOWN OF ORANGETOWN

BY:   
Deborah Arbolino, Administrative Aide

DISTRIBUTION:

APPLICANT  
TOWN BOARD MEMBERS  
HABR MEMBERS  
SUPERVISOR  
TOWN ATTORNEY  
DEPUTY TOWN ATTORNEY  
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2014 JUN 17 PM 1 06  
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